

NOTICE OF BOARD MEETING BENT PALM CLUB CONDOMINIUM ASSOCIATION

Date: via Zoom, October 15, 2025, at 6 pm.

MINUTES OF BOARD MEETING

I. Administrative

1. Roll call and establish quorum.

The meeting was called to order by Vice-President Joyce Jones at 6 pm. The quorum was established by the presence of Ms. Jones, Mr. Davis, Mrs. Varunok and Mrs. Kemp.

2. Approval of minutes from 9/3/25.

Ms. Jones made a motion to approve the minutes as presented. Mrs. Varunok seconded the motion. All in favor, motion carried.

II. Old Business

1. Zero Dollar Special Assessments – if this is to happen, there is a need to get the correct paperwork from attorney.

Item tabled due to Mr. Novak's absence.

2. T1-11 for units 405, 301, 302, 303 and 304. Ratify the contract signed.

Mr. Davis made a motion to formally approve the contract from R&J Coatings. Ms. Jones seconded it. All in favor, motion carried.

3. Hot Water heater at maintenance bathroom.

Mrs. Varunok reported on all she has done. She will follow up with Deb.

Mr. Davis made a motion to wait for the additional electrical estimate, and to get the job done in 2026. Ms. Jones seconded the motion. All in favor, motion carried.

4. Board Certification and President affidavit.

Bent Palm is still waiting for 2 board members 4-hr certification.

5. Roof ladder bolts

Nothing was done.

6. Painting for the exterior doors of the units. R&J to paint at the end of the building painting project for \$125 per door.

Mr. Davis is responsible for collecting the information of which owners want to get their doors painted.

III. New Business

1. Electrical work for units 401, 402, 403, and 404.

Mr. Davis made a motion to approve the electrical work up to \$10,000 without additional board approval. Mrs. Varunok seconded the motion. All in favor, motion carried.

2. Painting job update.

Mrs. Kemp updated all that the North side of building 5 should be done next week. The scaffolding will be moved to the East side of the same building, to start the work there. The walkways should be done in the week of October 27th which will disturb ingress and egress of the units.

3. Invoice from Full House Customs for unit 101.

It was postponed since the invoice must be redone.

4. Unit 201 invoices.

Ms. Jones made a motion to approve the invoices for Master Electric and Aurora Custom Improvements for owner reimbursement. The invoice from Robinson Power is owner responsibility. Mrs. Kemp seconded the motion. All in favor, motion carried.

5. New Office Manager hours

Debbie Heslington was hired through Randstad to substitute for Jean (Jean relocated to the West Coast of Florida). Her hours are Monday, Wednesday and Thursday 1:30-5:30, and Friday 10-2.

6. Damage on North Lawn.

After Yellowstone did a soil test, it was proven that the chlorine from the pool pump problem was responsible for killing the grass and also the sinkhole that is forming close to building 1. The broken pipe was fixed. The current pool company negates responsibility. Invoices for repair will be presented at the next meeting. In the meantime, the area will be marked to avoid accidents.

7. Date for Budget meeting.

The budget meeting will be on November 20, 2025, at 6 pm via Zoom.

IV. Open Forum.

- a. Mr. Davis made a motion to approve the contract with Weston & Gregory for the year end financial review. The cost is \$5000. Mrs. Varunok seconded the motion. All in favor, motion carried.
- b. PRS proposal for videoing all the pipes at Bent Palm. Mr. Spinelli has acquired a second informal estimate from Pipeline Pros. The issue was postponed to the next meeting to have the second proposal and the get an informal estimate from PRS on how many days they foresee the project will take. They also need to address the Zero Dollar Special Assessment to clarify if the money for this can be used from the money collected for Blue Works project.
- c. Unit 107 inquired about the Accounts Receivables status. Ms. Albanese stated that 5 units are still in arrears with an approximate amount of \$37, 000 dollars that should be in Bent Palm bank accounts. The owners inquired why the accounts weren't sent to collection attorney. Mr. Novak wasn't present to respond.
- d. Unit 108 voiced her desire that the owners in arrears should be sent to the association attorney immediately and that the hot water heater at the maintenance bathroom should be installed as soon as possible.
- e. Unit 107 pointed out that the railing to access the roof is loose.

V. Adjournment.

Ms. Jones made a motion to adjourn the meeting at 7:16 pm. Mr. Davis seconded the motion.